

# **Brownfields Assessment Demonstration Pilot**

## ***Tallahassee, FL***

Outreach and Special Projects Staff (5105)

Quick Reference Fact Sheet

**EPA's** Brownfields Economic Redevelopment Initiative is designed to empower states, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is a site, or portion thereof, that has actual or perceived contamination and an active potential for redevelopment or reuse. EPA is funding: assessment demonstration pilot programs (each funded up to \$200,000 over two years), to assess brownfields sites and to test cleanup and redevelopment models; job training pilot programs (each funded up to \$200,000 over two years), to provide training for residents of communities affected by brownfields to facilitate cleanup of brownfields sites and prepare trainees for future employment in the environmental field; and, cleanup revolving loan fund programs (each funded up to \$500,000 over five years) to capitalize loan funds to make loans for the environmental cleanup of brownfields. These pilot programs are intended to provide EPA, states, tribes, municipalities, and communities with useful information and strategies as they continue to seek new methods to promote a unified approach to site assessment, environmental cleanup, and redevelopment.

### **BACKGROUND**

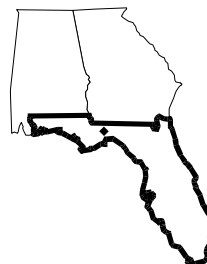
EPA selected the City of Tallahassee for a Brownfields Pilot. The Gaines Street/Cascades Corridor is currently the focal point for the city's redevelopment efforts. As part of Tallahassee's historic rail corridor, the Gaines Street/Cascades Corridor (Corridor) has supported chemical warehousing, petroleum distribution centers, light industry, animal stockyards, and a city-owned coal gasification plant and dump. Brownfields properties with known or perceived contamination have been identified in the Corridor. Adjacent property owners in need of expansion have shown no interest in using these brownfields properties.

Tallahassee believes that properties in the Gaines Street/Cascades Corridor could support increased residential, commercial, and light industrial uses. The properties currently fail to contribute to the vitality of what would otherwise be a vibrant community. Strategically located between the municipal airport, two state universities, and the state capitol complex, the Corridor is poised to become a gateway to downtown Tallahassee.

### **OBJECTIVES**

Tallahassee's objective is to develop an implementable brownfields cleanup plan that supports and furthers the broader community redevelopment program for

### **PILOT SNAPSHOT**



*Tallahassee, Florida*

**Date of Award:** September 1997

**Amount:** \$200,000

**Profile:** The Pilot targets 150 brownfields sites scattered across 450 acres of the Gaines Street/Cascades Corridor.

#### **Contacts:**

Tallahassee-Leon County  
Planning Department  
(904) 891-8621

U.S. EPA – Region 4  
(404) 562-8923

Visit the EPA Region 4 Brownfields web site at:  
<http://www.epa.gov/region4/waste/bf/bf.htm>

For further information, including specific Pilot contacts, additional Pilot information, brownfields news and events, and publications and links, visit the EPA Brownfields web site at:  
<http://www.epa.gov/brownfields/>

the Gaines Street/Cascades Corridor. The cleanup plan will include distinct redevelopment activities, clear roles and responsibilities for stakeholders, and extensive public communication on redevelopment progress. The city anticipates that a measurable objective for the Pilot will be the degree to which the public becomes aware of, and involved in, the cleanup program planning activities.

## **ACCOMPLISHMENTS AND ACTIVITIES**

*The Pilot has:*

- Completed a corridor-wide assessment;
- Recommended, through the Gaines Street Vitalization Committee, road alignment, land use, and zoning considerations for the Corridor;
- Updated a geographic information system (GIS) with environmental information, including data on monitoring wells and sites (e.g., soil, geology, geohydrology, groundwater chemistry); and
- Held meetings with the Gaines Street Revitalization (Steering) Committee to discuss issues regarding the Corridor revitalization effort.

*The Pilot is:*

- Continuing to conduct community outreach regarding the Pilot and sponsoring workshops for stakeholders;
- Completing site and contamination mapping and site assessments of 27 sites;
- Prioritizing site cleanups and developing cleanup plans for the Corridor;
- Preparing a feasibility study for the Corridor and an economic reuse analysis of historic properties; and
- Continuing to collect hydrological data from the Corridor for the GIS.

## **LEVERAGING OTHER ACTIVITIES**

Experience with the Tallahassee Pilot has been a catalyst for related activities, including the following:

- The Florida Governor's Office of Tourism, Trade and Economic Development awarded a \$200,000 grant to complement the EPA Pilot. In addition, the city, via the local Architectural Review Board, has executed an agreement with the Florida Department of State, Division of Historical Resources for a \$25,900 grant to conduct a marketing and feasibility assessment of the reuse opportunities and structural needs associated with historical properties within the Gaines/Cascades Street Corridor.
- The Florida Department of Community Affairs awarded \$200,000 to the City of Tallahassee for implementing activities under the city's Urban Infill and Redevelopment Plan. The plan specifically addresses the Gaines Street/Cascades Corridor.
- Cleanup activities were completed at two properties, and redevelopment activities are underway at four properties.
- A total of \$475,900 in redevelopment funding has been leveraged by the Pilot.